



City of Arts & Innovation

City Council Memorandum

.....

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JANUARY 14, 2020

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: P18-0922 GENERAL PLAN AMENDMENT, P18-0923 ZONING CODE AMENDMENT, AND P19-0089 DESIGN REVIEW – BY THE HOUSING AUTHORITY OF THE CITY OF RIVERSIDE – FOR THE CONSTRUCTION OF 10 AFFORDABLE DETACHED RESIDENTIAL UNITS ON 0.48 ACRES LOCATED AT 2825-2841 MULBERRY STREET

ISSUE:

Approve a proposal by the Housing Authority of the City of Riverside to permit the following entitlements for the construction of 10 affordable detached residential units: 1) General Plan Amendment to change the General Plan land use designation of the project site from MDR - Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Map Amendment to change the zone from R-1-7000 - Single-Family Residential Zone to R-3-2000 - Multiple Family Residential; and 3) Design Review of project plans.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Negative Declaration;
2. Approve Planning Cases P18-0922 General Plan Amendment, P18-0923 Zoning Code Map Amendment, and P19-0089 Design Review, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On December 12, 2019, the City Planning Commission recommended approval of Planning Cases P18-0922, P18-0923, and P19-0089, by a vote of 8 ayes, 1 no and 0 abstentions, subject to staff's recommended conditions.

BACKGROUND

The 0.48-acre site is comprised of three vacant legal parcels. The parcels were previously developed with three single-family houses, which have since been demolished. Surrounding land uses include single family residences to the north and west, commercial and a single-family residence to the south, and light industrial uses to the east across Mulberry Street.

DISCUSSION:

Project Description

The applicant is requesting approval of the following entitlements for development of the site with 10 affordable detached residential units: 1) General Plan Amendment to change the land use designation of the project site from MDR - Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Map Amendment to change the zone from R-1-7000 - Single-Family Residential Zone to R-3-2000 - Multiple Family Residential; and 3) Design Review of project plans.

The proposed project consists of 10 Craftsman-inspired style residential units, ranging in size from 402 square feet to 425 square feet. They will be constructed around two central green spaces that will include picnic benches and a community garden. Seven parking spaces are provided to serve the site. Vehicular access to the project site is provided via a two-way driveway on Mulberry Street. Overall, this project has been designed consistent with the Citywide Design Guidelines.

The proposed amendments to the General Plan and Zoning Code will facilitate the construction of 10 detached affordable residential units that will help address the public need for affordable housing and meet the goals of the City’s Housing Element. The proposed amendments are also in the public interest based on the recently adopted State Legislatures’ intent to remove local barriers to build more housing and incentivize affordable housing density.

The proposed development will be operated and maintained by the City of Riverside Housing Authority. The detached residential units will be rented to individuals earning a very low income, defined as those that make 50 percent of the Area Median Income (AMI), which for Riverside was \$35,900 for a family of four in 2019. As a matter of information, the proposed project is subject to a Development Agreement between the Housing Authority of the City of Riverside and Habitat for Humanity Riverside, approved by City Council on June 18, 2019.

For additional background, please refer to the December 12, 2019, City Planning Commission staff report (Attachment 5).

FISCAL IMPACT:

The estimated \$884,250 in federal HOME Investment Partnerships Program funds needed for the construction of this project were authorized by City Council to be transferred from the HOME Unprogrammed Funds Account No. 2835200-453001 to the Mulberry Village Project Account No. 2835200-453205 to fund the Development Agreement with Habitat for Humanity Riverside, Inc. for this project.

Prepared by: David Welch, Community & Economic Development Director
Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. General Plan Amendment Resolution
2. Zoning Code Amendment Ordinance
3. City Planning Commission Recommended Conditions of Approval – December 12, 2019
4. City Planning Commission Minutes – December 12, 2019
5. City Planning Commission Report – December 12, 2019
6. Presentation